

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – December 20, 2017

There will be a meeting of the Planning Advisory Committee on December 20, 2017 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration:** Meeting minutes from November 15, 2017

### CPC ITEMS:

- 2) **Consideration:** [ZD007-18] – Request by Emmanuel J. Guillot, Jr., A M Realty, LLC, and the City of New Orleans for a conditional use to permit a mini-warehouse in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 78, Lot 7-A, Lot 7-B, Lot 8, Lot 9, Lot 10, Lots K, L, and M or Lots 11 and 12, Lot A or 23, Lot 5-B or 24, Lots A and B or 22, and Lot 5-B or Lots 20 and 21, and the South Front Street right-of-way between Lyons and Upperline Streets, in the Sixth Municipal District, bounded by Toupitoulas, Upperline, South Front and Lyons Streets. The municipal addresses are 4866-4888 Tchoupitoulas Street, 403-407 Upperline Street, 4869-4877 South Front Street, and 400 Lyons Street. (PD 3)
- 3) **Consideration:** [ZD009-17] - Request by K & G Developments, LLC for a conditional use to permit above ground floor dwellings in a C-2 Auto-Oriented Commercial District and an SC Suburban Corridor Use Restriction Overlay District, on an Undesignated Square, Lot 2-B, in the Third Municipal District, bounded by Chef Menteur Highway, France and Old Gentilly Roads, and Desire Parkway. The municipal address is 4948 Chef Menteur Highway. (PD 1a)
- 4) **Consideration:** [17-2761] A request for disposition of the 4000 block of Gravier St. by the adjacent property owner. Property is bounded by S. Carrollton Ave., S. Pierce St., Square 763, and Square 764 (or I-10) in the 1st M.D.

### NON-CPC ITEMS:

- 5) **Consideration:** [17-2578] A request for a lease of air rights for the proposed encroachment of an awning on/over N. Rampart St right of way, adjacent to 2nd M.D., Square 97, Lot 8 by Free Wheelin Bike Tours LLC. The municipal address of the property is 318 N Rampart St.
- 6) **Consideration:** [17-2777] A request for a servitude for air rights, ground rights, and a door swing for a proposed awning with columns and an outward swinging door on/over the

Governor Nicholls Street right-of-way, adjacent to lots 3, 4, and 5, Square 82, 2nd M.D. bounded by Gov. Nicholls, Dauphine, Burgundy and Barracks Streets, by Governor Nichols Properties, LLC.

- 7) **Consideration:** [17-2779] A request for a servitude of ground rights for steps and outward door swings on/over the Independence and Dauphine Street rights-of-way, adjacent to Lot A8, Square 176, 3rd M.D., bounded by Dauphine, Independence, Congress, and Royal Streets by Steve Walkup. The municipal address is 742 Independence St. or 3624 Dauphine St.
- 8) **Consideration:** [17-2780] A request for a servitude of air rights for replacing a/an historic awning and a sign over the N. Rampart Street right-of-way, adjacent to Lot 25, Sq. 103, 2nd M.D., bounded by N. Rampart, Dumaine St., Burgundy St., and St Ann St. by Kenny Properties, LLC. The municipal address is 834 N. Rampart St.

**OTHER BUSINESS:**

The next Planning Advisory Committee meeting will be held on Wednesday, January 3, 2018 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,  
Robert D. Rivers, Director  
December 13, 2017

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.